

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM



MANAGEMENT CERTIFICATE
OF
VIDA MASTER COMMUNITY, INC.

The undersigned, being an officer of VIDA Master Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: VIDA.
2. The name of the Association: VIDA Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bexar County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference. That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain VIDA Master Covenant [Mixed-Use], recorded under Document No. 20210327823, Official Public Records of Bexar County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: VIDA Master Community, Inc., c/o The Neighborhood Company, Attn: Laura Ficco, 1118 Vintage Way New Braunfels, TX 78132 .
6. The mailing address of the person managing the Association: The Neighborhood Company, Attn: Laura Ficco, email address: laura@neighborhoodco.com, telephone number: 214-649-8963, 1118 Vintage Way New Braunfels, TX 78132.
7. Website to access the Association's dedicatory instruments: VidaSAOwners.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$100.00

Transfer Fee - \$325.00

Resale Certificate Fee - \$325.00

Community Enhancement Fee – Amount equal to one tenth of one percent (0.10%) of the Transfer Price (as such term is defined in the Covenant)

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 9th day of May, 2022.

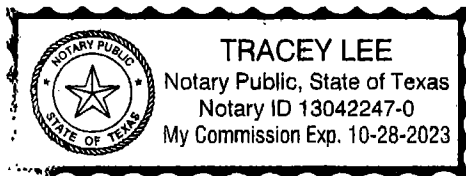
VIDA MASTER COMMUNITY, INC., a Texas nonprofit corporation

By: [Signature]
Name: Alex Valdez
Title: Anthony Representative

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 9th day of May, 2022, by Alex Valdez, the att.-in-fact of VIDA Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

EXHIBIT "A"

1. VIDA Master Covenant [Mixed-Use] recorded under Document No. 20210327823, Official Public Records of Bexar County, Texas.
2. VIDA Development Area Declaration [Residential] recorded under Document No. 20210349800, Official Public Records of Bexar County, Texas.
3. VIDA Community Manual recorded under Document No. 20210349803, Official Public Records of Bexar County, Texas.
4. VIDA Design Guidelines [Residential] recorded under Document No. 20210352533, Official Public Records of Bexar County, Texas.
5. VIDA Community Enhancement Covenant [Residential] recorded under Document No. 20210349801, Official Public Records of Bexar County, Texas.
6. VIDA Adoption of Working Capital Assessment recorded under Document No. 20210349802, Official Public Records of Bexar County, Texas.
7. VIDA Notice of Applicability [Residential] [Phase 1A – Lots 2 and 3] recorded under Document No. 20220062310, Official Public Records of Bexar County, Texas.
8. VIDA Notice of Applicability [Residential] [Phase 1A – Lot 4] recorded under Document No. 20220062311, Official Public Records of Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/9/2022 2:10 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk